



Minutes of the Workshop and Regular Meetings of the
Planning and Zoning Commission
of the City of Bryan, Texas
on Thursday, August 3rd, 2006 at 5:00 p.m.
Room 305/City Council Chambers
Bryan Municipal Building
300 South Texas Avenue

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. WORKSHOP SESSION – ROOM 305

Chairperson Hughes called the workshop meeting to order at 5:00 p.m.

Commission members present were: Mr. Michael Beckendorf, Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Randy Haynes (Parliamentarian), Mr. Robert Horton, Mr. Art Hughes and Mr. Don Maxwell.

Commission members absent were: Mr. G.H. Jones and Mr. Michael Parks.

Staff members present were: Mr. Kevin Russell, Director of Development Services; Mr. John Dean, Transportation Planner; Mr. Martin Zimmermann, Project Planner; Ms. Janis Hampton, Assistant City Attorney; and Ms. Charmaine McKinzie, Planning Recorder.

A. REVIEW OF AGENDA FOR REGULAR PLANNING AND ZONING COMMISSION MEETING OF August 3, 2006 (No action will be taken).

Agenda items were reviewed. No action was taken.

B. COMMISSION/STAFF CONCERNS.

Miscellaneous Commission and staff concerns were discussed.

Without objection, Chairperson Hughes adjourned the workshop meeting at 5:53 p.m.

2. REGULAR MEETING (COUNCIL CHAMBERS) – CALL TO ORDER

Chairperson Hughes called the regular meeting to order at 6:01 p.m.

3. CITIZENS TO BE HEARD

No one came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST

There were none.

5. CONSENT AGENDA

A. Consideration – Final Plat FP06-30

Final plat of Colony Park North Subdivision, 2 lots for commercial use consisting of 5.80 acres and dedication of a 1.05 acre tract for right of way. This property is located on North Earl Rudder Freeway west of the intersection Boonville Road and North Earl Rudder Freeway, Bryan, Brazos County, Texas.

Commissioner Haynes moved to approve the Consent Agenda. Commissioner Maxwell seconded the motion, and the motion passed with a unanimous vote.

6. PUBLIC HEARING/CONSIDERATION – Planning Variance PV 06-14

A request for variance from the minimum 7.5-foot side building setback generally required on residential lots abutting another property or alley on property at 904 Dansby, occupying Lot 19 in Block 1 of the Higgs Subdivision, Bryan, Brazos County, Texas.

Mr. Stephan Gage, Staff Planner, presented a staff report (on file in the Development Services Department). Mr. Gage informed the Commission that the applicant is requesting a variance to the minimum 7.5 feet side building setback requirement to correct an error in the sighting and placement of the slab for the existing residence. The northeast corner of the slab encroaches into the side setback approximately 1.2 feet. Staff contends that the slab sighting error is an isolated incident that will not adversely affect development in the area. Staff recommends approving the variance, as requested.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Bond moved to approve Planning Variance PV06-14, accepting the findings of staff. Commissioner Beckendorf seconded the motion, and the motion passed with a unanimous vote.

7. PUBLIC HEARING/CONSIDERATION – Planning Variance PV06-15

A variance from the minimum 25-foot front building setback generally required on residential lots on property at 2305 Staunton Drive, occupying parts of Lot 8 and Lot 9 in Block 13 of the Margaret Wallace Subdivision, Bryan, Brazos County, Texas.

Mr. Gage presented a staff report (on file in the Development Services Department). Mr. Gage informed the Commission that the applicant is requesting a 5-foot variance from the minimum required 25-foot front building setback. If approved, the variance will allow the construction of a proposed open carport. Staff believes that the existing conditions on this site do not allow for the construction of a carport in a practical location, without approval of the request variances from minimum building setback standards. Staff believes that the approval of the request variance will still leave a minimum margin of open space on this home site. Staff recommends approval of the requested variance.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Haynes moved to approve Planning Variance PV06-15, accepting the findings of staff. Commissioner Bond seconded the motion, and the motion passed with a unanimous vote.

8. PUBLIC HEARING/CONSIDERATION – Planning Variance PV06-17

A variance from the minimum 7.5-foot side building setback generally required on residential lots abutting another property or alley on property at 2305 Staunton Drive, occupying parts of Lot 8 and Lot 9 in Block 13 of the Margaret Wallace Subdivision, Bryan, Brazos County, Texas.

Mr. Gage presented a staff report (on file in the Development Services Department). Mr. Gage informed the Commission that the applicant is requesting a 4-foot variance from the minimum required 7.5-foot side setback. If approved, the variance will allow the construction of a proposed open carport, planned to be attached to the northwest corner of an existing residence. Staff believes that the approval of the request variance will still leave a minimum margin of open space on this home site. Staff also recommends approval of the variance from minimum building setback standards as requested.

The public hearing was opened.

Joseph Rivera, applicant, of 2305 Staunton Drive, Bryan, Texas came forward to speak in favor of the request. He stated that the carport will be made out of sheet metal, and detached from house.

The public hearing was closed.

Commissioner Clark moved to approve Planning Variance PV06-17, accepting the findings of staff. Commissioner Beckendorf seconded the motion, and the motion passed with a unanimous vote.

9. PUBLIC HEARING/CONSIDERATION – Planning Exception PE 06-03

A request for an exception from standards of the Subdivision Ordinance limiting cul-de-sac street lengths in subdivisions with lot sizes equal to or greater than one acre to 1,200 feet, to allow a cul-de-sac street of up to 3346.75 feet in length on approximately 64 acres of land located on the south side of FM 1179, extending approximately 1800-2100 feet east from its intersection with Steep Hollow Circle in Bryan's eastern extraterritorial jurisdiction (planned Oak Hill Estates subdivision) in Brazos County, Texas.

Mr. Martin Zimmermann, Project Planner, presented a staff report (on file in the Development Services Department). Mr. Zimmermann informed the Commission that the applicants are requesting an exception from standards of the Subdivision Ordinance, to be able to construct a cul-de-sac street proposed to be up to approximately 3300 feet in length. Mr. Zimmermann stated that staff recommends approving the requested exception. Staff believes that the proposed layout of streets in this planned subdivision will have the most likely long-range benefit, balancing both public and private purposes. Staff believes that the proposed development will contribute significantly to the orderly development of adjoining land by providing opportunity to interconnect future subdivisions in this vicinity.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Haynes moved to approve Planning Exception PE06-03 and the proposed layout of streets as depicted on the site plan submitted with the application, accepting the findings of staff. Commissioner Horton seconded the motion, and the motion passed with a unanimous vote.

10. PUBLIC HEARING/CONSIDERATION – Planning Exception PE 06-04

A request for an exception from standards of the Subdivision Ordinance requiring lots of one acre or more in size in Bryan's extraterritorial jurisdiction (ETJ) to be a minimum 150 feet in width, to allow up to five lots in a planned subdivision to be less than 150 feet in width on approximately 64 acres of land located on the south side of FM 1179, extending approximately 1800-2100 feet east from its intersection with Steep Hollow Circle in Bryan's eastern extraterritorial jurisdiction (planned Oak Hill Estates subdivision) in Brazos County, Texas.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Mr. Zimmermann informed the Commission that the applicants are seeking approval of an exception from the Subdivision Ordinance to be able to create as many as five lots in a planned subdivision (now identified as Oak Hill Estates), which are each proposed to be less than 150 feet in width, the smallest of which would be approximately 56 feet wide. Mr. Zimmermann stated that staff recommends approving the requested exception. Staff believes that the specific configuration and topographic features of the subject acreage justify the requested exception from the minimum 150-foot lot width standard. All five lots are located at the end of cul-de-sac streets. Allowing five proposed lots to be less than 150 feet wide, in this particular case, will still allow these lots to be useful home sites, as all five will be large enough to accommodate a single-family home while leaving ample open space around the margin of each home. Staff believes that the effect of these five lots being less than the minimum required 150 feet in width may be offset by their extraordinary depth of between 301 and 556 feet.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Bond moved to approve Planning Exception PE06-04 allowing up to five lots on the subject property to be as few as 55 feet in width, accepting the findings of staff. Commissioner Haynes seconded the motion, and the motion passed with a unanimous vote.

11. PUBLIC HEARING/CONSIDERATION – Planning Exception PE 06-05

A request for an exception from the standards of the Subdivision Ordinance requiring the installation of public infrastructure to a platted lot, located approximately 460 feet from the dead end of Red River Drive, Chapman Well Site, 1.66 Acres, John Austin League, A-2, Bryan, Brazos County, Texas.

Mr. John Dean, Transportation Planner, presented a staff report (on file in the Development Services Department). Mr. Dean informed the Commission that the applicant is requesting an exception to the public infrastructure requirements associated with the platting of an oil well site in the John Austin League, A-2. Mr. Dean stated that staff recommends approving the requested exception. The extension of infrastructure to this site at this time is unreasonable because the oil well has no use for this infrastructure; furthermore, infrastructure will be extended to this site when development of the adjacent subdivision (Briar Meadows Creek Phase 3) occurs. Staff contends that granting the exception would not be detrimental to public health, safety, or welfare as the adjoining property is owned by the applicant, and infrastructure will be extended to this site as the adjoining property is developed.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Maxwell moved to approve Planning Exception PE06-05, accepting the findings of staff. Commissioner Beckendorf seconded the motion, and the motion passed with a unanimous vote.

12. CONSIDERATION – Final Plat FP06-15

Final plat of Chapman Well Site Subdivision, 1 lot located approximately 460 feet from the dead end of Red River Drive, Chapman Well Site, 1.66 Acres, John Austin League, A-2, Bryan, Brazos County, Texas.

Mr. Dean presented a staff report (on file in Development Services Department).

Commissioner Haynes moved to approve Final Plat FP06-15 showing Chapman Well Site Subdivision. Commissioner Maxwell seconded the motion, and the motion passed with a unanimous vote.

13. ADJOURNMENT

Without objection, Chairperson Hughes adjourned the meeting at 6:30 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **12th** day of **October, 2006**.

Art Hughes, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning Commission